

FARMINGTON CITY COUNCIL MEETING

December 6, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Eric Anderson, Development Specialist Seth Townsend, City Engineer Chad Boshell, Police Chief Wayne Hansen, Fire Chief Guido Smith, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd and Recording Secretary Katie Gramse. Council Member Doug Anderson was excused.

Brett Anderson arrived to the work session at 4:45 p.m.

Doug Anderson arrived to the work session at 6:04 p.m.

City Financial Update

Dave Millheim summarized the financial budget for the 2016 year. Staff has amended the budget twice this year. The General Fund balance has increased and revenue has come in higher, the expenditures in the department are lower which the City is under budget in the general fund. This is important know, because the Council needs to decide what is valuable in hiring or purchasing in the next year. Farmington City is one of the strongest sales tax Cities in the state. The City is now an exporter in sales tax and might stay that way forever. 50% of sales tax is based on population and another 50% is based on direct sales in the physical location. Half of the sales tax that is generated in each city goes into a state pool and then is distributed according to population.

The State requires each city to maintain a savings account. The account cannot be lower than 5% or greater than 25% of the City's budgeted General Fund. This last year Farmington City has had an all-time high with their licenses and permits with many businesses and some residential. Something to be aware of, is there is not any big projects in the near future.

The Police and Fire Departments accumulate approximately 34% of the expenditures in 2016. In a value stand point, Farmington City does not spend as much on these departments as other cities. Farmington City is very fortunate in the amount of money that is in their overall fund. All departments have stayed within budget which has helped in the progressing of this fund.

Dave Millheim reminded the Council of the Station Park project. He said it is an \$18.5 million tax increment project. All the sales tax they generate is received by Farmington City, but 100% of the property tax they generate is given back to Station Park until they reach 16.5%-18.5% or in twenty years. **Dave Millheim** believes Farmington City will have paid back Station Park within 10-11 years.

Fire Department Staffing Needs

Chief Guido Smith introduced his fire department staff and explained that on any given shift the fire department will have one full-time employee on duty. He said that his report is correlated with the 5-year business plan that was in the 2011 packet. Over the last 5 years, Farmington City has had a lot of success and growth. The Fire Department has built a substation on the west side of Farmington with minimal supplies and vehicles in case of a seismic event not allowing the emergency vehicles to cross the overpasses.

The focus and emphasis of **Chief Guido Smith** coming to talk to the Council about the growth of Farmington City, is to make sure an ambulance can roll out with any given fire emergency. Currently, they cannot guarantee an ambulance vehicle right away. He proposed three different options to the Council.

- Option #1 would be filling three additional full-time Driver Operator/Engineer positions (one per shift), starting with one position January 1, 2017 and two more July 1, 2017.

- Option #2 would be filling three additional full-time Driver Operator/Engineer positions (one per shift) over a three-year period starting with one position July 1, 2017, second position July 1, 2018 and the third position July 1, 2019. In the meantime, add additional part-time staffing hours in an attempt to achieve 4-handed staffing with a gradual reduction of part-time staffing hours as the full-time positions become filled. Part-time position will be filled April 1, 2017.

- Option #3 would be to add one full-time position FY 2017. Give permission for the FFD to apply for a Federal Grant “staffing for adequate Fire and Emergency Response (SAFER)” in the spring of 2017 for remaining two positions if awarded, this grant will offset the initial salaries of new hires over a four-year period. The Federal government essentially pays a high percentage of the wages which is then reduced over a four-year period. If awarded, Farmington must continue to support these positions for a set amount of time after the grant completion period. The SAFER Grant helps fire departments establish staffing level today, while delaying the full financial impact. **Chief Guido Smith** said his concern with this option is the Federal Government changes the rules on the grants and is unsure if they would be able to receive this Grant.

Mayor Jim Talbot asked if there were certain times of the day/night that more emergencies occur. He also asked what hours a full-time employee works. **Chief Guido Smith** said there is not a certain time or day that more emergencies happen it is all variable. He also responded and said full-time employees work 48 hours on and have 96 hours off.

Dave Millheim said that with the revenue of Farmington City, the City does have the money to hire employees. However, it is up to the Council to decide what direction they would want to go.

The Council agreed that Option #1 would be the best in providing the Community with the adequate help it would need. **Dave Millheim** asked if the City staff could gain authorization to look more into these options and bring this information back in the next Council meeting with a formal request of Option #1 part of the current and future budget cycle, the Council agreed.

Multifamily Inventory and Future Development Patterns

Dave Peterson discussed the multi-family and single-family patterns within the last four decades. The number of single-family dwellings as a percentage of total dwelling units in Farmington has remained constant at approximately 90% of total housing inventory. The mixed use area comprises the remaining 10%. The City's land use plans show that for land outside the mixed use areas, the percentage of single-family dwellings will most likely increase.

Doug Anderson said if Farmington City continues to become more heavily populated it is important to have adequate roads and the Council needs to think about the future and what needs to be developed and improved.

North Station Master Plan

The City completed a detailed planning Charrette in the area North of Station Park to Shepard Lane and West of I-15. It is approximately 267 acres and about 27 parcels with multiple property owners. The City has put together a plan for this area, but it will be an extreme amount of work. These properties will be mixed use that will include retail stores, offices, and housing.

Mayor Jim Talbot said that with this amount of area it is important to look to the future and what will make Farmington City sustainable, but also allow this City the hometown feel of downtown. It appears this area will be successful but will take several years to complete. **Dave Millheim** said it is important to consider what order this project will be completed and knowing where the storm drains and sewer lines may go. The City needs to know what controlled devices will give the City what it wants to end up with. This will take several work sessions and Council meetings to complete.

Mayor Jim Talbot and **Cory Ritz** feel that in the open space areas it needs to be useable land and take out the spaces that are only used for wet lands. **Brigham Mellor** said the open space areas can aid in an interchange to other amenities. **Mayor Jim Talbot** said it is important to have a major anchor in this development that will allow residents to keep coming back.

Karl Asay 650 West History

Karl Asay is a resident of Farmington City. He explained the history of the road along 650 West. Over the years it has had some maintenance as the area has grown. Recently, 650 West has had a lot of traffic from dump trucks which has destroyed the street. However, he feels that it is not necessary for the City to rebuild 650 West North of Glovers Lane.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Katie Gramse.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **John Bilton** and the Pledge of Allegiance was led by **Luke Harris**, a participant from the Boy Scouts of America Troop 300.

Mayor Jim Talbot welcomed the Youth City Council members **Josh Pace** and **Tyler Weddington**.

Council member **John Bilton** was excused at 7:09 p.m.

PUBLIC HEARINGS:

Dorene Smith Subdivision Schematic Plan and Preliminary PUD Master Plan

Eric Anderson said the applicant is requesting approval for a 3 lot minor subdivision located at 244 East 100 North in the OTR zone. There is an existing historic home on the site, and the applicant is proposing to create a lot for the home, restore the historic home, and subdivide the remaining property into two lots. The lot sizes proposed by the applicant meet the requirement for a conventional subdivision in the OTR zone, because they are above the 10,000 square feet minimum. The subdivision ordinance only allows one additional lot be accessed by a private street, anything above that requirement must go through an alternative subdivision approval process that provides flexibility in the underlying standards. Because the applicant is proposing a shared private street to access two lots, the applicant needs to go through the Planned Unit Development (PUD) process. However, 10% of .84 acres is .08 acres, or approximately 3,500 square feet. The PUD chapter does provide a provision whereby historic preservation may be used in lieu of the open space requirement. This is what the staff is suggesting instead of providing unusable open space.

Staff has included a condition to have applicant provide either a cul-de-sac or a hammer head turnaround at the end of the private street. The DRC has reviewed this and is recommending approval as well as the City staff.

Mayor Jim Talbot asked the year this historic home was built. The Applicant **Jerry Preston** said it was built in 1878 and is one of the oldest homes in Farmington City.

Jerry Preston 177 North Main Street, Farmington. He is the applicant with Elite Craft Homes. He said he is excited to take on this project and make this home beautiful.

Mayor Jim Talbot opened the public hearing at 7:11p.m.

John Bradshaw 259 East 100 North, Farmington. He expressed his excitement for the reconstruction of this home. He feels it will add value to this area and urged the council to approve this plan.

Mayor Jim Talbot closed the public hearing at 7:13 p.m.

Motion:

Brett Anderson made a motion to move the City Council approve the proposed schematic plan and preliminary PUD master plan for the Dorene Smith PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall receive a waiver for any applicable PUD requirements as found in Chapter 27 of the Zoning Ordinance through a vote of not less than four (4) members of the City Council;
2. The applicant shall show either a cul-de-sac or a hammer head turnaround at the end of the private street;
3. Lot 3 shall have a minimum of 35' of frontage on the private street.

Findings:

1. The proposed subdivision will match the densities of the surrounding neighborhood.
2. The proposed schematic plan submittal is consistent with all necessary requirements for a minor subdivision as found in Chapter 5 of the City's Subdivision Ordinance.
3. The proposed PUD master plan is consistent with the intent of the PUD ordinance as found in Chapter 17 of the Zoning Ordinance, including but not limited to the preservation of an existing historic home in lieu of the open space requirement.
4. Because the proposed subdivision is in the OTR zone, the applicant will need to meet the standards for new construction as set-forth in 11-17-070 of the Zoning Ordinance at the time of building permits. Additionally, compliance with the above cited section will meet and exceed the PUD design standards as set forth in Section 11-27-120(h)(3) of the Zoning Ordinance because the standards in the OTR zone are more specific and more stringent for new construction.

Cory Ritz seconded the motion, which was unanimously approved.

OLD BUSINESS:

Rescind and Cancel the Intent of the City to Create the Farmington City, Utah School Safety Assessment Area (SAA)

Dave Millheim said the protest of the SAA closed at 5:00 p.m. on December 5, 2016. There are 115 property owners. The City received 85 protests which represents approximately 74%. The City does not meet the threshold of the SAA. At the previous City Council meeting the Council passed a cross section of the road and directed staff to bid this road based on the design. The Council also adopted a financing plan which includes various components that will not change. The City staff has also met again with the County, but there is not any new information at this time.

Motion:

Brigham Mellor made a motion to move the City Council to approve to rescind and cancel the intent of the City to create the Farmington City Utah School Safety Assessment Area (SAA), which includes 650 West, portions of 1100 West, 500 South and Glovers Lane areas. **Doug Anderson** seconded the motion, which was unanimously approved.

NEW BUSINESS:

Street Cross Section Modification Proposal for Rock Mill Estates Subdivision Roads

Eric Anderson said the subdivision consists of 25 lots on the Haugen property off of 600 North and Main Street. The preliminary plat for this subdivision was approved and thereafter memorialized by development agreement on September 13, 2010. Symphony Homes has taken over the project and are proposing to complete the development through final plat and construction. However, before they can complete the project, they are proposing to modify the cross-section of certain roads within the subdivision in order to create the number of buildable lots as per the agreement. The roads they are proposing would not have sidewalk and park strip, but the proposal includes curb, gutter, and 28' of asphalt (which is the same as the standard for a local street). The cul-de-sac would also be narrower than the standard; the applicant met with the Fire Marshall and provided a model for a 40' ladder truck turnaround. The Fire Marshall reviewed and approved the proposal. By narrowing the street cross-section, the applicant will be able to preserve a lot of the mature growth trees in the subdivision, and the product would be similar to what Henry Walker Homes did across 600 North in The Grove Subdivision. Symphony homes will include a tree provision plan that will preserve the trees. Staff is recommending approval of this.

Mayor Jim Talbot asked how many mature trees might be kept now that Symphony Homes has gone through the tree provision plan. **Eric Anderson** said he does not have an exact number but it is significant.

Dave Millheim asked if this proposal yields a better product then what is in the product development agreement and will this proposal replace the development agreement with that consistent with the schematic plan. **Eric Anderson** said the staff would submit a final plat that would take over the preliminary plat. He said the development agreement would not need to be amended. The development agreement memorializes the preliminary plat. **Dave Millheim** asked if the developer knows what they are applying for with this agreement, and proposed cross-section. He also emphasized to the Council that they are approving a street cross-section consistent with this schematic plan. **Eric Anderson** said the developer is aware.

Motion:

Cory Ritz made a motion to move the City Council to approve as per Section 12-8-100 of the Subdivision Ordinance, move that the City Council approve the proposed street cross-section modification for the Rock Mill Estates Subdivision as shown on the attached plan,

subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide a snow removal easement on the side of the road, and this easement shall appear on the plat;
2. The applicant shall follow the approved tree preservation plan submitted to the City.

Findings:

1. The proposed street cross-section modification will allow the applicant to improve upon the already approved preliminary plat for this property by creating a superior layout where the buildable area is maximized and the placement of houses is more feasible.
2. The proposed modification will allow the applicant to preserve many of the mature trees within the proposed subdivision.
3. The proposed subdivision is being modeled after The Grove, which has been a very successful project with no sidewalk and tree-lined narrow streets.
4. The applicant provided a tree preservation plan to the Planning Commission, which was reviewed on December 1, 2016.

Doug Anderson seconded the motion, which was unanimously approved.

Ordinance Adopting the Revised and Codified Ordinances of Farmington City

Holly Gadd said staff has been working on this process for several years and is very excited about the completion of this project. There were a number of State statutory changes to general municipal provisions which the City's code books did not reflect. In light of those changes and the desire to promote the public interest by getting our code on line, the City hired Sterling Codifiers to help with this process.

City staff and Sterling reviewed each title to make the necessary revisions along with minor updates, such as renumbering so all of the titles were consistent. Anyone with questions regarding code issues will now be able to access our entire City code on line after the approval of this recodification. This should also assist us with GRAMA requests where the code will now be available on line.

Motion:

Brigham Mellor made a motion to move the City Council to approve Pursuant to the authority set forth in Utah Code Annotated Sections 10-3-707, 10-3-709 and 10-3-710 enact, adopt and codify the ordinances of the City, in their entirety, as prepared by Sterling Codifiers; which contains a compilation of all ordinances of the City. **Doug Anderson** seconded the motion, which was unanimously approved by council members **Brett Anderson, Doug Anderson, Brigham Mellor, and Cory Ritz.**

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings
2. Approval of Minutes from October 18, 2016
3. Approval of Minutes from November 1, 2016
4. Bryce and Amy Calvin Demolition Letter of Credit
5. UTA Shuttle Service Agreement
6. Renewal of Rocky Mountain Power Franchise Agreement

Motion:

Brett Anderson made a motion to approve the items on the Summary Action List. **Cory Ritz** second the motion, which was unanimously

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. Executive Summary for Planning Commission held on November 17, 2016
2. Fire Monthly Activity Report for October

He did not have anything else to report on at this time.

Mayor Jim Talbot

1. He reminded the Council members that on December 10th at 6:00 p.m., he will be hosting a Christmas party for them and their spouses.
2. He reminded the Council members and staff of the employee party on December 16th at 12:00 p.m.
3. He thanked the Council for taking the time to attend all the meetings that were held last week.

Council Member – Brett Anderson

1. He asked how the council could learn or make the process of the SAA work better. Dave Millheim suggested putting this on the agenda in the near future, so the Council can look at it objectively. The Council agreed.

Council Member – Brigham Mellor

1. He asked if there were any updates on the Days of '47 Horse Parade. Dave Millheim responded that the City has not received any other information.

Council Members **Doug Anderson** and **Cory Ritz** did not have anything to report at this time.

ADJOURNMENT

Motion:

At 7:51 p.m., **Brigham Mellor** made a motion to adjourn the meeting. Doug Anderson seconded the motion, which was unanimously approved.



Holly Gadd, City Recorder
Farmington City Corporation

Posted 01/05/2017